

039.0

0006

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

603,500 / 603,500

USE VALUE:

603,500 / 603,500

ASSESSED:

603,500 / 603,500



PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		WHEATON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: FORD STEPHANIE K	
Owner 2:	
Owner 3:	

Street 1: 15 WHEATON RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: AUCIELLO VITO A & ANNA /ESTATE -

Owner 2: -

Street 1: 15 WHEATON RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 7,475 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1956, having primarily Wood Exterior and 1004 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7475		Sq. Ft.	Site		0	64.	0.86	3									412,319						412,300	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description						User Acct	
101							7475.000		187,400		3,800		412,300		603,500									
Total Card							0.172		187,400		3,800		412,300		603,500		Entered Lot Size							
Total Parcel							0.172		187,400		3,800		412,300		603,500		Total Land:							
Source: Market Adj Cost																	Land Unit Type:							

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	187,400	3800	7,475.	412,300	603,500	603,500	Year End Roll	12/18/2019
2019	101	FV	163,800	3800	7,475.	373,700	541,300	541,300	Year End Roll	1/3/2019
2018	101	FV	163,800	3800	7,475.	354,300	521,900	521,900	Year End Roll	12/20/2017
2017	101	FV	163,800	3800	7,475.	309,200	476,800	476,800	Year End Roll	1/3/2017
2016	101	FV	163,800	3800	7,475.	264,100	431,700	431,700	Year End	1/4/2016
2015	101	FV	163,000	3800	7,475.	244,800	411,600	411,600	Year End Roll	12/11/2014
2014	101	FV	140,100	3800	7,475.	202,900	346,800	346,800	Year End Roll	12/16/2013
2013	101	FV	140,100	3800	7,475.	193,300	337,200	337,200		12/13/2012

Parcel ID 039.0-0006-0003.0

!3234!

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AUCIELLO VITO A	61827-529		5/20/2013	Estate/Div	423,150	No	No		Anna Auciello dod 6/9/12
	13424-108		4/1/1978		40,500	No	No		

PAT ACCT.

3234

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/9/2013	1205	Redo Kit	11,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
12/8/2018	MEAS&NOTICE	CC	Chris C
2/26/2014	Info Fm Prmt	EMK	Ellen K
1/13/2009	Meas/Inspect	294	PATRIOT
2/17/2000	Mailer Sent		
2/17/2000	Meas/Inspect	197	PATRIOT
8/17/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION

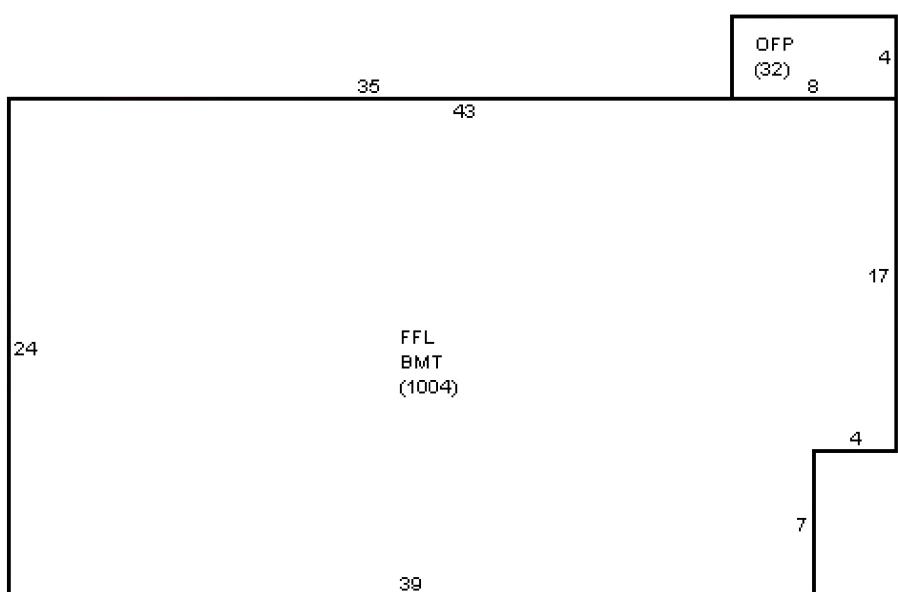
Type:	19 - Ranch	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1956
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	5 - Lino/Vinyl
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wall	
% Sprinkled:	

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic \$ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99455404
Adj \$ / SQ:	127.552
Other Features:	62353
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	230234
Depreciation:	42824
Depreciated Total:	187411

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val

Juris. Factor:		Before Depr:	127.55
Special Features:	0	Val/Su Net:	91.86
Final Total:	187400	Val/Su SzAd:	186.65

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X21	A	AV	1957	24.92	T	40	101			3,800			3,800

PARCEL ID

039.0-0006-0003.0

More: N

Total Yard Items: 3,800

Total Special Features:

Total: 3,800


AssessPro Patriot Properties, Inc